

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: : **CHAPTER 13**
:
Matthew John Majernik : **NO.** 22-11096-mdc

O R D E R

AND NOW, this 29th day of March, 2023,
upon consideration of the Motion to Sell Real Property filed by
Debtor, upon notice to all interested parties, and any response
thereto, it is hereby

ORDERED, that Debtor is authorized to sell his real property
located at 825 Wyoming Avenue, Croydon, PA 19021 and the vacant
lot ("Property"), with all liens to be paid at closing, for the
sale price of \$258,001.00 (two hundred fifty eight thousand and
one dollars), pursuant to the terms of a certain real estate
agreement of sale dated as of January 31, 2023 to the Buyer(s)
thereunder, JMAC Investments Signing Representative James
McCafferty.

The proceeds of the sale, shall be distributed in the
following manner:

The Mortgage shall be paid off in full at settlement along
with any other items such as real estate taxes, sewer, trash,
utilities and any real estate commission in an amount not greater
than 6.00%

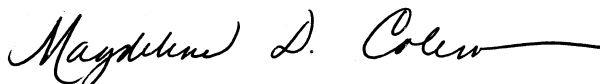
The funds pursuant to the stipulation between Mary Majernik,
Tom and Janet Swayne and the Debtor shall be disbursed at
settlement.

After receiving the permission of the Chapter 13 Standing
Trustee, the remaining funds may be paid to the Debtor.

The 14 day appeal period is hereby waived.

The title clerk shall fax a completed HUD-1 or settlement
sheet from the closing directly to the Trustee immediately upon
the close of the settlement, and the Trustee shall promptly
notify the title company of his approval or objections to the
sums to be disbursed. Upon Trustee approval, the title clerk
shall fax a copy of the disbursement check to the Trustee, is
applicable and shall immediately transmit the actual disbursement
check to the Trustee by overnight courier.

BY THE COURT:



MAGDELINE D. COLEMAN
CHIEF UNITED STATES BANKRUPTCY JUDGE